

# Office Space for Lease

5245 CENTENNIAL BOULEVARD, COLORADO SPRINGS, CO 80919

**MOVE-IN READY SUITES!**



## Highlights

- New Monument Sign
- New Roof
- Updated Facade
- Upgraded Landscaping
- Close to Garden of the Gods Park
- Convenient I-25 Access
- Excellent Northwest Location
- Direct Ground Level Entry
- Flexible Terms
- Move-In Ready Suites

## Available Spaces

Suite #:	Available Space:	Lease Rate:
106/107	2,048 SF	\$14.00 SF/YR (NNN)
202	1,024 SF	\$14.00 SF/YR (NNN)
203	1,024 SF	\$14.00 SF/YR (NNN)
204	1,024 SF	\$14.00 SF/YR (NNN)
202 - 204	3,072 SF	\$14.00 SF/YR (NNN)

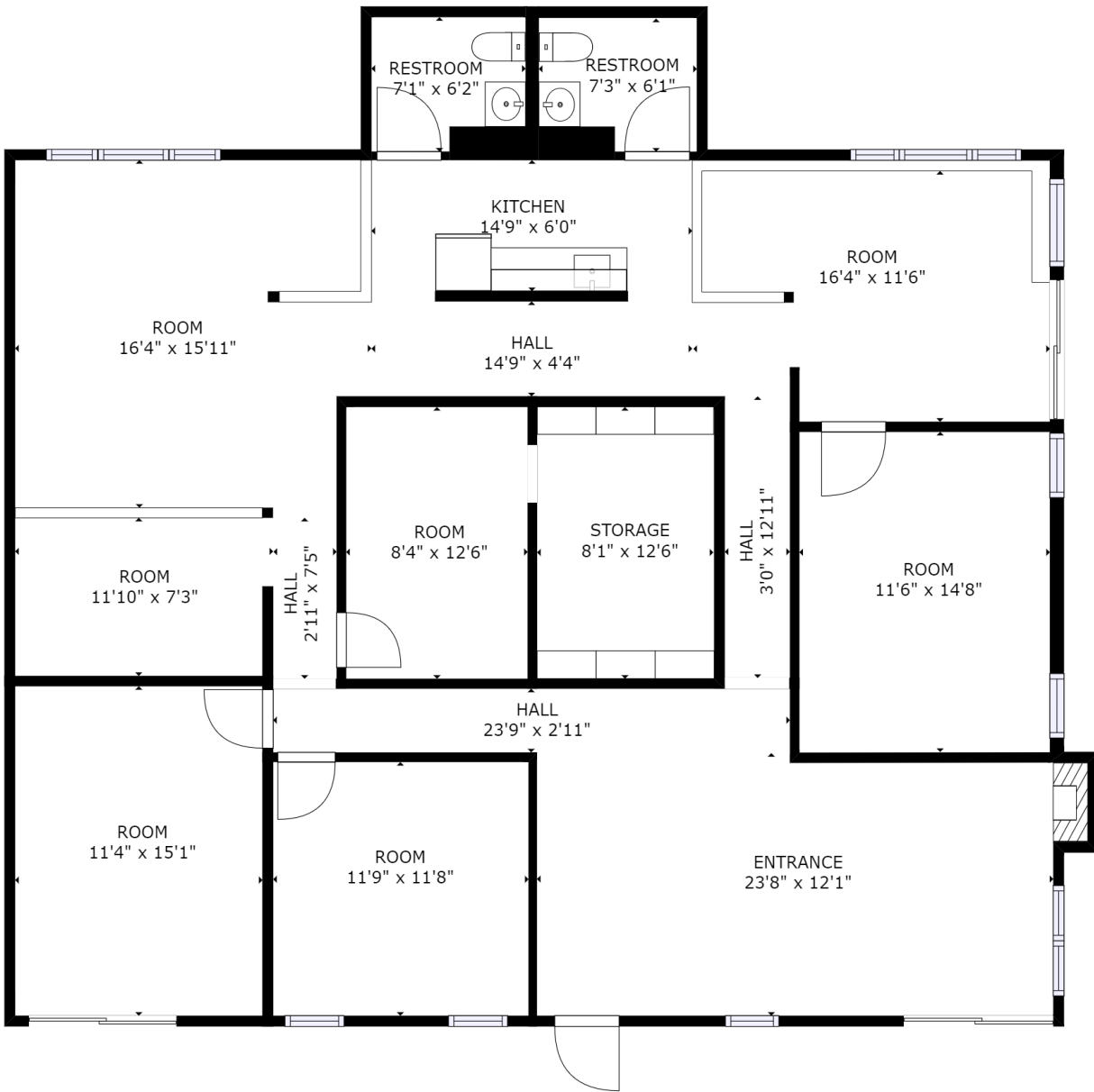
## Property Details

	<b>Lease Rate</b> \$14.00 SF/YR (NNN)		<b>Building Size</b> 16,390 SF
	<b>Space Available</b> 1,024 - 3,072 SF		<b>Zoning</b> OC

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## Suite 106/107

GROSS INTERNAL AREA  
FLOOR 1: 1970 sq. ft  
TOTAL: 1970 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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